

**Town of Groton  
Board of Assessment Appeals  
October 1, 2009 Grand List  
March 13, 2010 Session Minutes**

The Board of Assessment Appeals met on Saturday, March 13, 2010 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, John Parfitt Jr. and James Mitchell. The meeting was called to order at 10:10 a.m. by the chairman. The board heard appeals for the October 1, 2009 Real Estate and Personal Property grand lists, as well as the 2008 Real Estate New Construction prorated bills and 2008 Motor Vehicle Supplemental Grand List.

Property Owner: Steven Young, 52 Pearl St, Mystic  
 Property Location: 52 Pearl St, Mystic, Pin# 261914424737  
 Board Decision 3/13/10: Parfitt made a motion to change the grade from A- to B. Mitchell seconded the motion and it passed unanimously.  
 R2009 Acct# 312350 Orig. Assmt: \$527,240 Adj. Assmt: \$464,380  
 Mailed date: 3/15/2010

Property Owner: Kathleen Holdridge, 12 New London Rd, Mystic  
 Property Location: 12 New London Rd, Pin # 261918209277  
 Board Decision 3/13/2010: Parfitt made a motion for no change to value. The motion was seconded by Stevens and passed with votes from Parfitt and Stevens. Mitchell opposed the motion.  
 R2009 Acct# 305247 Orig. Assmt: \$304,360  
 Mailed date: 3/15/2010

Property Owner: Michael & Linda Haines, 142 Denison Hill Rd, N Stonington  
 Property Location: 944 North Road, Pin # 169908880758  
 Board Decision 3/13/2010: A motion to move two acres from excess land value into waste land value was made by Mitchell, seconded by Parfitt and passed with a unanimous vote.  
 R2009 Acct# 304764 Orig. Assmt: \$114,800 Adj. Assmt: \$102,550  
 Mailed date: 3/15/2010

Property Owner: Thomas & Kristin Sullivan, 9 Sound Breeze Ave, GLP  
 Property Location: 9 Sound Breeze Ave, Pin # 260710466803  
 Board Decision 3/13/2010: Parfitt made a motion for no change in value. Stevens seconded the motion and it passed unanimously.  
 R2009 Acct# 310948 Orig. Assmt: \$490,700  
 Mailed date: 3/15/2010

Property Owner: Robert E Smith, 56 Ocean View Ave, Mystic  
 Motor Vehicle: 1999 Honda Civic coupe  
 Board Decision 3/13/2010: Mitchell made a motion to reduce the full value to \$3,140 for condition, high mileage and rebuilt title. Parfitt seconded the motion and it passed unanimously.  
 S2008 Acct# 404700 Orig. Assmt: \$4,110 Adj. Assmt: \$2,200  
 Mailed Date: 3/15/2010

Property Owner: KeAndra Robinson, owner  
 Personal Property: dba Designs by KeAndra, 273-15 Bridge St U15, Groton  
 Board Decision 3/13/2010: The chairman made a motion to reduce the assessment to \$1,143 plus penalty of \$285. The motion passed with a unanimous vote.  
 P2009 Acct# 200600 Orig. Assmt: \$3,080 Adj. Assmt: \$1,428  
 Mailed Date: 3/15/2010

Property Owner: Jian & Wei Wang, 5 Talewinds La.  
 Property Location: 5 Talewinds La, Pin # 260815546427  
 Board Decision 3/13/2010: A motion was made by Parfitt for no change in value, which was seconded by Mitchell and passed unanimously.  
 R2009 Acct# 311758 Orig. Assmt: \$357,070  
 Mailed date: 3/15/2010

The board convened for lunch at 11:45 a.m. and reconvened at 12:40 p.m.

Property Owner: Rosemary Clayton, Kim Clayton-McGrath, agent  
 Property Location: 244 West Shore Ave, Pin # 260714343429  
 Board Decision 3/13/2010: Parfitt made a motion for no change in value. Mitchell seconded the motion and it passed unanimously.  
 R2009 Acct# 302208 Orig. Assmt: \$771,960  
 Mailed date: 3/15/2010

Property Owner: Rosemary Clayton, Kim Clayton-McGrath, agent  
 Property Location: 42 East Shore Ave, Pin # 260710478045  
 Board Decision 3/13/2010: The chairman made a motion for no change in value, which was seconded by Mitchell and voted unanimously on by all members.  
 R2009 Acct# 302207 Orig. Assmt: \$593,810  
 Mailed date: 3/15/2010

Property Owner: Allison Johnson, 7 Mystic Ave, Noank CT  
 Property Location: 20 Stony Hill Drive, Pin # 261909056920  
 Board Decision 3/13/10: Stevens recused himself from the hearing as he is an abutting property owner. Parfitt made a motion for no change in value. Mitchell seconded the motion and it passed.  
 R2009 Acct# 302442 Orig. Assmt: \$328,300  
 Mailed date: 3/15/2010

Property Owner: Richard & Vladimir Rodgers, rep. by Vladimir, 172 Judson Ave  
 Property Location: 23 Spicer Ave (City), Pin # 168914326902  
 Board Decision 3/13/2010: Mitchell made a motion that was seconded by Parfitt to change the grade of construction from B to B-. The motion passed with a unanimous vote.  
 R2009 Acct# 309500 Orig. Assmt: \$229,810 Adj. Assmt: \$217,070  
 Mailed date: 3/15/2010

Property Owner: Rick Waters, owner  
 Personal Property: dba Rick Waters Boat Builders LLC, 13 Main St, Noank  
 Board Decision 3/13/2010: Stevens made a motion to remove the assessment and penalty to zero as the business moved to Stonington prior to 10/1/09. Mitchell seconded the motion and it passed unanimously.  
 P2009 Acct# 202116 Orig. Assmt: \$6,740 Adjusted Assmt: \$0  
 Mailed Date: 3/15/2010

Property Owner: Jill Simeone, 344A 13<sup>th</sup> St, Brooklyn, NY  
 Property Location: 1 Mouse Island, Pin # 260712862661  
 Board Decision 3/13/2010: Stevens made a motion to reduce the value of the dwelling by \$25,000 to account for the purchase price including furniture & a boat. The motion was seconded by Parfitt and carried unanimously.  
 R2009 Acct# 310357 Orig. Assmt: \$373,870 Adjusted Assmt: \$356,370  
 Mailed date: 3/15/2010

Property Owner: Taz Petersen, owner  
 Personal Property: dba Shoreline Saver  
 Board Decision 3/13/2010: The chairman made a motion to reduce the assessed value to zero. Mitchell seconded the motion and it passed unanimously.  
 P2009 Acct# 201582 Orig. Assmt: \$8,690 Adjusted Assmt: \$0  
 Mailed Date: 3/15/2010

Property Owner: Groton Village Condominiums, Michael Difano, director  
 David Santacroce, appraiser, Gloria DelMonte, director  
 Property Location: 0 Fort Hill Road, Pin # 169807681312  
 Board Decision 3/15/2010: Mitchell made a motion to reduce the full land value by changing the influence factor from -25 to -50 on the secondary acre lot. Stevens seconded the motion and it passed unanimously.  
 R2009 Acct# 304662 Orig. Assmt: \$338,100 Adj. Assmt: \$296,070  
 Mailed date: 3/22/2010

A motion was made for adjournment by Stevens at 4:10 p.m. Mitchell seconded the motion and all members voted in agreement.

Respectfully submitted,

Mary Gardner  
Asst. Assessor  
Clerk to board